

## Statement of Information

**Single residential property located in the Melbourne metropolitan area****Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address  
Including suburb and  
postcode

5 Galli Court, Templestowe Lower VIC3107

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$1,199,000

**Median sale price**Median price 

\$1,255,000

Property type 

House

Suburb 

Templestowe Lower

Period - From 

MAY 21

to Source 

REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property          | Price       | Date of sale |
|---|-------------|--------------|
| 20 Kanooka Avenue, Templestowe Lower    | \$1,250,000 | 17/03/2021   |
| 190 Templestowe Road, Templestowe Lower | \$1,197,000 | 24/04/2021   |
| 47 Herlihys Road, Templestowe Lower     | \$1,280,000 | 27/03/2021   |

This Statement of Information was prepared on: 

21/06/2021

## Comparable properties



**\$1,250,000**

20 Kanooka Avenue, Templestowe Lower Victoria

DATE: 17/03/2021

PROPERTY TYPE: House

 3     1  
 2     725 sqm



**\$1,197,000**

190 Templestowe Road, Templestowe Lower, Victoria

DATE: 24/04/2021

PROPERTY TYPE: House

 3     1  
 1     829 sqm



**\$1,280,000**

47 Herlihys Road, Templestowe Lower, Victoria

DATE: 27/03/2021

PROPERTY TYPE: House

 3     1  
 2     645 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee